

Sec. 19-572. Sites shall be designed and buildings shall be oriented, in accordance with article I, division 4, of the Development Standards manual so that loading areas are screened: (i) from view of any adjacent properties on which such uses are not permitted; (ii) from property in an A district that is designated on the comprehensive plan for a district in which loading areas are not permitted; and (iii) from any public rights-of-way except for limited access highways. The view of loading areas shall be minimized from limited access roads. View may be minimized through site and architectural design, topography, landscaping, setbacks or other features. In I-2 and I-3 districts, loading areas need not be screened from view of any I-2 or I-3 district or from any public right-of-way which does not accommodate or is not intended to accommodate through traffic movements.

INTENT:

- To protect the quality of views from public rights-of-way and zoning districts that do not allow loading areas.
- Loading areas shall be completely screened with berms, buildings, and/or durable architectural walls to match the building. (See page 8-a)
- Views of loading areas from limited access highways need not be fully screened, but shall be minimized through the use of topography, site and building design, landscaping, setbacks, etc.. (See page 8-b)
- Loading areas need not be screened from I-2 and I-3 districts or from a public right-of-way in an I-2 or I-3 district that does not accommodate or is not intended to accommodate through traffic. (See page 8-b)



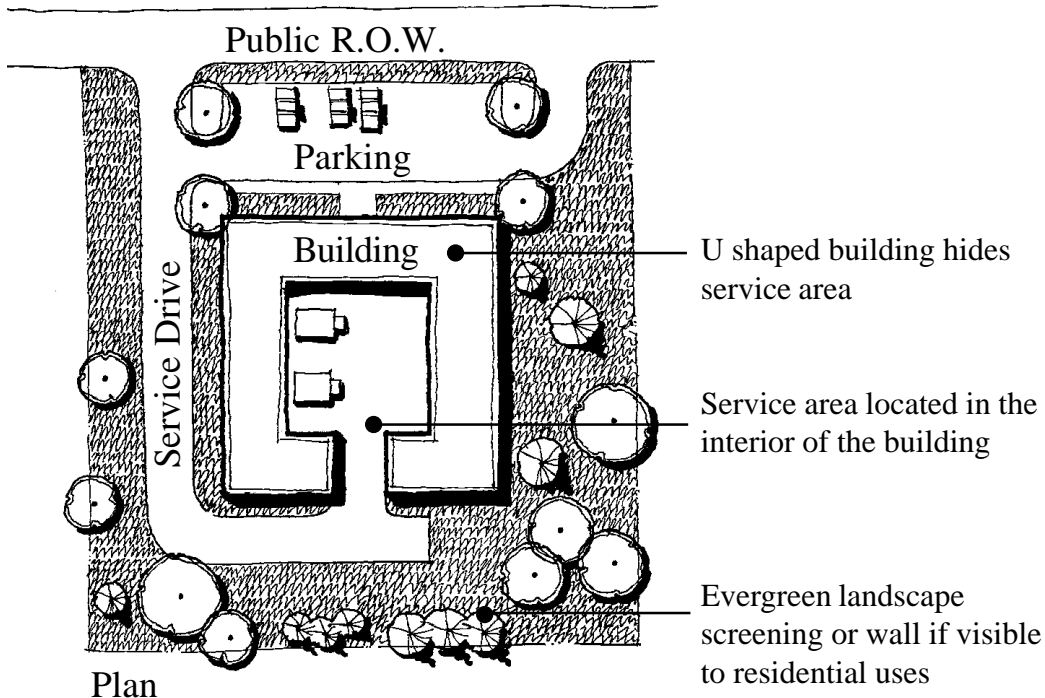
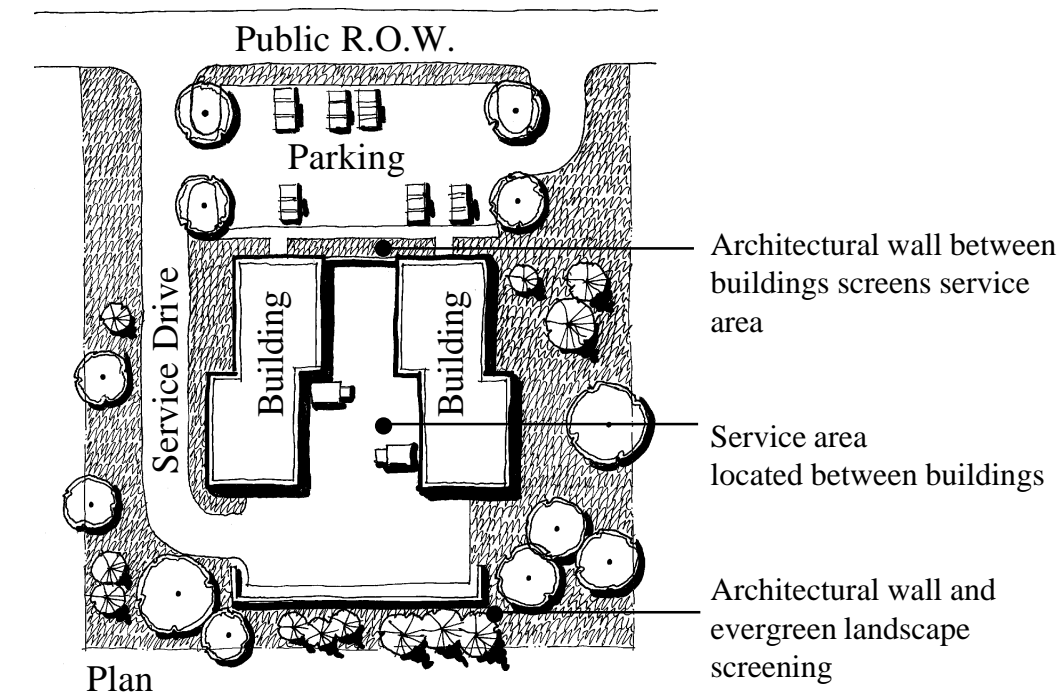
Example of a loading area being screened by a wing-wall extending from the building at the Sears building at Chesterfield Towne Center shopping center.



Loading areas across the back of Chesterfield Marketplace have pre-cast wall panels between masonry columns with additional landscaping along busy road.



Loading areas for Service Merchandise and Barnes & Noble Bookstore is well-screened by decorative split-face CMU to match buildings.



- Loading area must be screened from any adjoining Agricultural or Residential property or any use or property that does not allow loading areas.
- Screening of Loading/ Service areas may be accomplished through proper Site Planning and Building Design.

The ordinance relaxes screening requirements for loading areas in I-2 and I-3 zoned projects. Screening is only required from through streets and adjacent properties not allowed loading areas. The view of loading must be minimized from limited access highways.

